

Recommended Design Review Manual

Amendments

January 15, 2013

1. Change Title to Citywide Design Review Manual
2. Revise Table of Contents as follows:
 - a. Add all subsection titles and page numbers
 - b. Delete Chapter 6 Site Development
 - c. Add new chapters:

Chapter 6: Guide to Residential Design (incorporated by reference in this version)

Chapter 7: Guide to Webster Street Design (incorporated by reference)

Chapter 8: Guide to Ranch Style Residential Design (incorporated by reference)

Chapter 9: Gas Station Design Guidelines (currently included in Chapter 6)

Chapter 10: Waterfront Design Guidelines (currently included in Chapter 6)
3. Revise Introduction Chapter 1 as follows:
 - a. Revise section 1.1.3 Applicability to explain: Residential projects in N. Park Street subject to Chapters 1 through 6. Non-residential projects in N. Park Street subject to Chapters 1 through 5. Residential and Commercial on the waterfront in the N. Park Street also subject to Chapter 10. Residential projects citywide subject to Chapter 6. Ranch Style residential projects citywide subject to Chapter 6 and 8. Non-residential projects on Webster Street subject to Chapter 7. New and redesigned gas stations subject to Chapter 9.
 - b. Move section 1.2.1 describing Section 30-37 (Design Review findings and Exceptions) to Chapter 1.1.2.
 - c. Add text to 1.1.2 to explain that pursuant to Zoning Code Section 30-36 all new buildings and most new improvements, additions, and alterations are subject to Design Review approval. Add findings from Section 30-36 for Design Review approval.
 - d. Delete Section 1.14 Guiding Principles. Replace with simple explanation that Design Review Manual is designed to assist applicants design projects that are consistent with findings for Design Review approval per Section 30-36.
4. Revise Chapter 2 Building Types as follows:
 - a. Page 25 Access and Parking. Strike strike 3rd bullet. ~~“Parking should be accommodated in a garage located at the rear of the property and accessed from rear alleys or side streets where possible.”~~ (A variety of other design options may be appropriate.)
 - b. Provide “Pedestrian” and Auto Access and Parking guidelines (similar to those provided for Commercial Block building type for other Building Types.
5. Revise Chapter 3 Frontage Types as follows:
 - a. Delete Section 3.2B Arcade. (Arcades have not been used historically in Alameda and would change the character of a street if it were added on a single building.)

6. Page 99 Fuel Station Site Development Guidelines. Delete Section 6.1.A.1 Site Development. (Setbacks are established in Zoning, not Design Guidelines.)
7. Page 102 Waterfront Guidelines. Section "Standards" delete subsection 3 a through g. (Setbacks are established in Zoning, not Design Guidelines.)
8. Page 104. Delete plan diagram with dead end street. (Not necessarily appropriate for each waterfront street.)
9. Global Changes Throughout Document:
 - a. Revise document to replace bullets with alpha numeric identification for each guideline
 - b. Fix typos and formatting, including:
Throughout document use:
 - façade not facade.
 - *Setback* not *set back*
 - *Streamline Moderne*, not Streamlined Moderne.
 - Minimum, not "min."
 - Work Live, not Live Work.
 - c. Throughout document use common terminology, word phrasing, and language whenever possible. For example the guidelines for "stair and elevator towers" on commercial block buildings and Workplace Buildings are basically the same, but it is stated slightly differently in each case.
 - d. Fix Typos Throughout, including but not limited to:
Page 2, C1, ¶3, L3: s/b architectural ~~and~~ styles..
P 4 Change Manuals to Manual's
P9, C3, ¶4, L1: s/b Parking should be ~~in~~ provided behind...
P14, C1, ¶2, L9: s/b Greenwalls may ~~be used~~ utilize stormwater ~~and~~ to enhance...
P21, C1, ¶3, L11: s/b Additional belt courses ~~including~~ are encouraged to help ...[If this change is not correct, then there is a word missing. Ed.]
P39, C1, ¶1a, L4: s/b ...pilaster and ~~and~~ canopies
P51, C2, ¶1.5, L1: The correct term is *bent* windows, which refers to plate glass heated and bent against a form. Curved windows are flat, with a curve cut into some part.
P86, C1 ¶3, L2: s/b and little or no ~~original~~ original
P93, C2 ¶5.1.1, L1 s/b ... rights-of-way.
P102, C1, Standards... ¶1 ...streets, blocks, and open spaces primarily organized parallel with and perpendicular to Blanding Avenue and the Estuary. These elements cannot be parallel with *and* perpendicular to Blanding Avenue, etc. They could be described as parallel with, *or* perpendicular to, ... etc. But they cannot be both perpendicular and parallel to Blanding.
P103, C1, ¶1, L5 s/b character of the ~~streetscape~~ streetscape ...